



Emsworth Close, Bury St. Edmunds, Suffolk, IP32 7LT

MARK · EWIN
BURY ST EDMUNDS

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A two-bedroom end of terrace on the popular Bartons Development in Bury St Edmunds.

The property offers ground floor accommodation to include, an entrance hall, sitting room with doors leading to the garden and a kitchen.

On the first floor there are two bedrooms, the principal benefits from an ensuite shower room and the modern bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway leading to the single garage. The rear garden is mainly laid with shingle with a paved patio, side access to the garage and is enclosed by fencing.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds town centre along Eastgate Street at the roundabout turn right on Barton Road. Take the first right into Kingsworth Road and then take the second left hand turn into Emsworth Close where the property can be found.

Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

Accommodation:

Entrance Hall 3' 3" x 9' 8" (1.00m x 2.94m)

Kitchen 8' 4" x 9' 1" (2.54m x 2.76m)

Sitting Room 11' 10" x 21' 7" (3.60m x 6.58m)

Bedroom 8' 8" x 11' 9" (2.63m x 3.57m)

Dressing Area 6' 7" x 5' 10" (2.00m x 1.78m)

Ensuite 2' 11" x 11' 6" (0.90m x 3.51m)

Bedroom 6' 0" x 12' 6" (1.83m x 3.80m)

Bathroom 5' 9" x 9' 1" (1.76m x 2.76m)

Rear Garden

Driveway

Garage

Additional Information:

Council Tax Band: B

EPC Rating: TBC

Tenure: Freehold

Offers Over 260,000
Freehold



